DESIGN AND ACCESS STATEMENT
REF 44/19/DAS01
September 2013

PROPOSED SINGLE STOREY EXTENSION
1 – 3 INDUSTRY ROAD, CARLTON INDUSTRIAL ESTATE, BARNSLEY, S71 3PQ

1.0 Introduction

1.1 This Planning design and access statement has been prepared by Nuttall Yarwood & Partners Limited on behalf of Tapfreight Limited in support of the full planning application for the proposed single storey extension at 1 – 3 Industry Road, Carlton Industrial Estate, Barnsley S71 3RQ.

1.2 This statement has been divided into a number of sections starting with a site description and overview of surrounding area.

1.3 A description of the proposed scheme will then be presented within the design and access section of this statement.

2.0 Site Description

2.1 The site is well established and occupied by Tapfreight Limited – specialising in storage and distribution of palletised freight. Tapfreight Limited provides freight services that comply with the highest industry standards such as ISO9001 and SQAS assessment.

2.2 The site is to the north east of the centre of Barnsley and is approximately 2.00 ha in size (blue line area). The site is currently allocated as employment policy area (BA5) on the current UDP.

2.3 Access to the site is from the existing site entrance on Industry Road. The existing gated access will remain unchanged.

2.4 To the north, south and west of the application area are similar commercial premises. The east boundary is tree lined with fields beyond and there is a housing estate approximately 150m from the boundary.

2.5 Existing site levels are shown on Site Survey drawing ref 44/19/002

2.6 Existing site boundaries are defined by steel palisade fencing.

3.0 Design Statement

3.1 The proposed development is for the erection of single storey extension to the south elevation of Building 4 (see location plan ref 44/19/001). Building 4 and the surrounding buildings are of a typical industrial nature consisting of metal clad walls and roofing with varying amounts of brickwork walling.

3.2 The proposal will be of similar construction with coated profiled cladding to match existing Building 4.

3.3 There is an embankment to the existing south elevation. This embankment will be cut back and retained as shown on drawing ref 44/19/007 to accommodate the proposed extension.

3.4 The scheme is in accordance with the following Planning Policy Guidance:-
PPG 4 – Industrial and Commercial Development and Small Firms.
PPG 13 - Transport

3.5 The proposal will comply with building regulations.

Amount of development.

3.6 The proposed extension sits within a large site area.

3.7 The extension provides additional covered, secure storage area required by our client to maintain and provide the highest standards of freight storage and distribution services for their clients.

3.8 The proposed development is not detrimental to the existing buildings or surrounding premises.

Layout of the development

3.9 The proposed extension does not have windows and is at a lower level than road level. It will not overlook or overshadow any neighbouring premises.

3.1 The existing access from Industry Road will be used to serve the proposed extension.

3.2 It is not expected that increasing the size of Building 4 will increase HGV traffic to and from the site.

Scale of the Development

3.3 The scale of the development is thought to be appropriate for the site and surrounding area.

Provision of Landscaping

3.4 The proposed gabion retaining wall will retain the reduced grass embankment. No other landscaping is proposed.

4.0 ACCESS STATEMENT

Accessibility of the Site

4.1 This statement will briefly outline the approach that has been used in relation to access.

4.2 The existing access from Industry Road will be used to serve the proposed extension.

4.3 It is not expected that increasing the size of Building 4 will increase HGV traffic to and from the site.

4.4 The proposal will comply with the building regulations with regards to internal design of the building which will incorporate access by users (Part M of the Building Regulations).

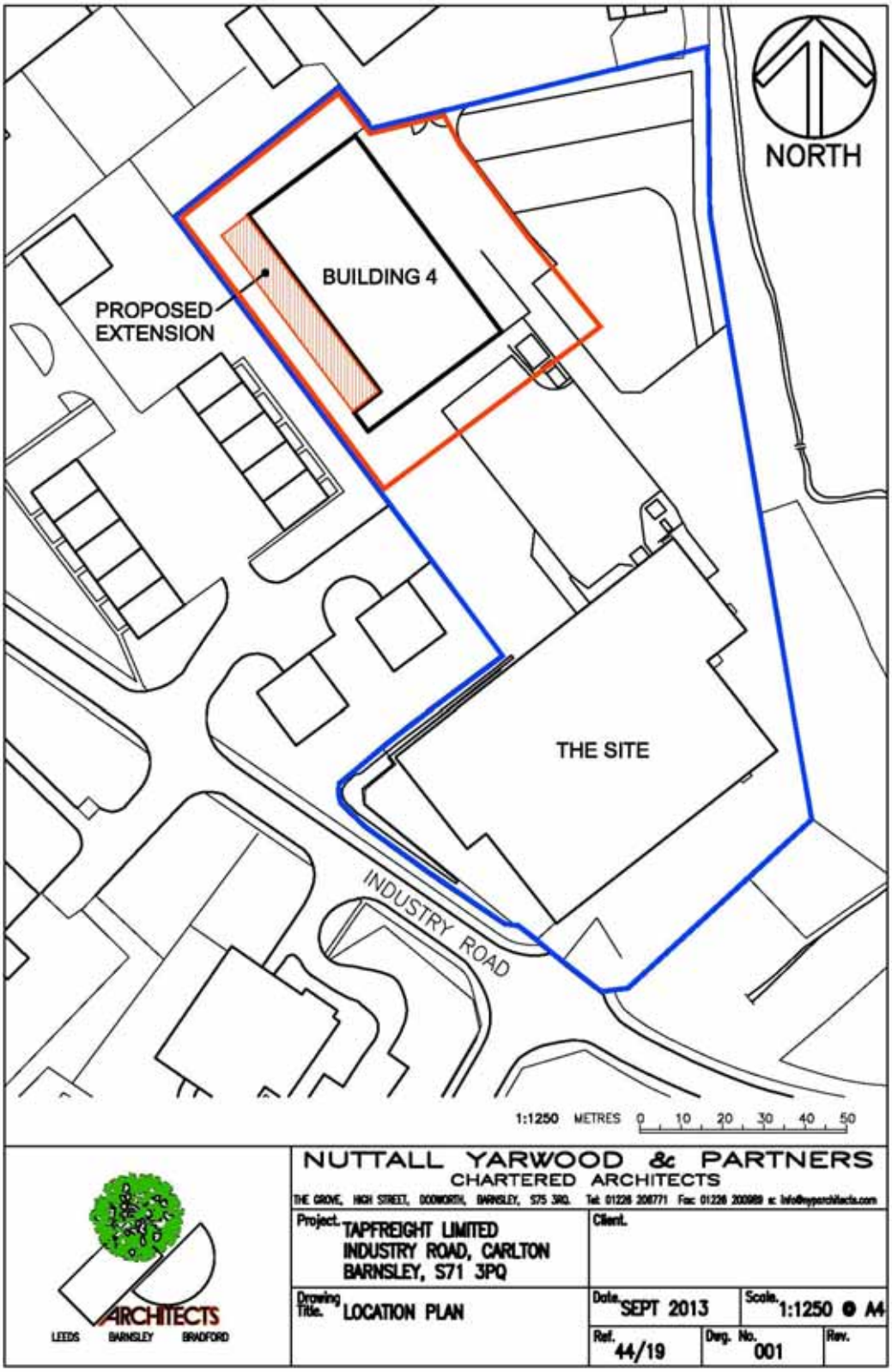
Parking

4.5 Existing parking arrangements on site will remain unaltered by the development.

5.0 CONCLUSION

It is our opinion that the proposal is in accordance with Barnsley M.B.C's Planning Policies therefore the Local Authority should support this application.

APPENDIX A – SITE LOCATION PLAN (NOT TO SCALE)



APPENDIX B – EXISTING SITE PHOTOGRAPHS

Photograph A – Inside building 4



Photograph B – Inside building 4



Photograph C – External West Elevation



Photograph D – External West Elevation



Photograph E – External South Elevation



Photograph F – External South Elevation (far end)

